

Local Housing Trust Fund (Including Funding for Homeless Housing/Services): \$12,000,000 (On-going)

Staff from the Housing Authority, Health Services-Health, Housing, and Homeless Services, and Department of Conservation and Development request that a new Housing Trust Fund be funded with \$12 million annually, with the top priority of building permanent housing for people earning less than 50% of the Area Median Income.

The concept of a local, flexible housing fund has been discussed in Contra Costa County for more than 20 years and establishing a dedicated source of revenue to fund it would create many opportunities for matching other housing grants from the State and philanthropic sources.

If approved at this funding level, a process to determine an allocation plan and business plan would follow. Details to be developed include program structure, funding guidelines, balance of funding priorities, staffing plan, and success metrics. The initial interdisciplinary staff team would work through a designated Board committee to bring a full proposal and annual/multi-year allocations to the Board for review and approval. This program fulfills Strategy #2 under the Measure X Community Advisory Board's Goal #3 (as reported to the Board on Oct. 12, 2021).

Elements of the Housing Trust Fund are anticipated to include:

- Direct funding for the construction, acquisition, preservation, and rehabilitation of permanent affordable housing for people earning less than 50% of the Area Median Income;
- Strategic use (lease, sale, or joint ventures) of County-owned surplus land and other underutilized land;
- Technical assistance to build capacity of non-profit housing developers and homeless service providers to expand to underserved geographic areas. This could include "housing innovation" pilot programs for creative solutions and concepts new to the Contra Costa housing market like land trusts;
- Dedicated funds for homelessness prevention, such as legal services and rental assistance as well as homeless crisis response solutions including emergency and interim housing;
- On-going funding for supportive services necessary to maintain housing, including operating subsidies;
- Active grant-writing to leverage resources for construction and preservation of affordable housing.

The estimated annual cost to fund a program, including staff support to administer grants and directly implement housing priorities, is \$12 million, with an approximate 6-9 month timeframe to develop the detailed proposal for full Board review and approval.

Recommendation:

The County Administrator's recommendation is that the program be funded at \$10,000,000 for year-one and an on-going annual allocation beginning July 1, 2023, of \$12,000,000. The Department of Conservation and Development would be the County host agency.